## **MEMORANDUM**

Agenda Item No. 5(D)

TO:

Honorable Chairman Esteban L. Bovo, Jr.

and Members, Board of County Commissioners

DATE:

March 20, 2018

FROM: Abigail Price-Williams

County Attorney

SUBJECT:

Resolution approving the

proposed development of a park and Ride/Bus Terminal Facility, known as Tamiami Station, to be located at the southwest corner of

SW 8 Street and SW 147 Avenue, as a Government Facility in compliance with section 33-303 of the Code of

Miami-Dade County

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Joe A. Martinez.

County Attorney

APW/cp

# Memorandum MIAMI

Date:

March 20, 2018

To:

Honorable Chairman Esteban L. Bovo, Jr.

and Members, Board of County Commissioners

From:

Carlos A. Gimenez

Mayor

Subject:

Governmental Facilities Hearing Application

GF 17-01 Department of Transportation and Public Works Park and Ride/Bus Terminal

Facility (Tamiami Station)

<u>Recommendation</u>

It is recommended that the Board of County Commissioners (Board) approve the plan for the Department of Transportation and Public Works (DTPW) Park and Ride/Bus Terminal Facility ("Tamiami Station"), in compliance with Section 33-303 of the Code of Miami-Dade County.

This item approving Tamiami Station Park and Ride/Bus Terminal Facility as a Government Facility was prepared by the Department of Regulatory and Economic Resources at the request of the Department of Transportation and Public Works and **recommends approval**.

Scope

Tamiami Station is located in Commission District 11, which is represented by Commissioner Joe A. Martinez. The Station will help support the planned State Road 836 Express Bus Service in addition to providing a potential terminal for several bus routes serving western portions of Miami-Dade County.

Fiscal Impact/Funding Source

Approval of the plan to designate the Tamiami Station Park and Ride/Bus Terminal Facility as a Government Facility does not create a fiscal impact to Miami-Dade County. For the Board's reference, funding for Tamiami Station is detailed in the background section of this transmittal memorandum.

Track Record/Monitor

Alice Bravo, P.E., the Director of the Department of Transportation and Public Works, will oversee construction of the Tamiami Station Park and Ride/Bus Terminal Facility.

Background

This item relates to the Governmental Facilities approval process provided in Section 33-303 of the Miami-Dade County Code. Specifically, this item requests Board approval of the Center.

LOCATION:

SW Corner of SW 8th Street and SW 147th Avenue

COMMISSION DISTRICT:

11

COMMISSION DISTRICTS

IMPACTED:

11

FOLIO NUMBER(S):

30-4904-000-0071 (See Exhibit A to attached Site Review

Committee recommendation for legal description).

SIZE:

Approximately eight (8) acres

Honorable Chairman Esteban L. Bovo, Jr. and Members, Board of County Commissioners Page 2

BACKGROUND:

The DTPW has identified the need to construct a new park and ride/bus terminal facility, known as Tamiami Station, to support the planned SR 836 Express Bus Service and other planned Express Bus routes. Tamiami Station Park and Ride/Bus Terminal Facility will also provide a potential hub or stop for several local bus routes serving western portions of Miami-Dade County. Tamiami Station is anticipated to serve as an integral component of the East-West corridor and provide premium transit connection between western portions of Miami-Dade County and downtown Miami. The proposed Tamiami Station is included in the Transportation Planning Organization's 2040 Long Range Transportation Plan and 2017 Transportation Improvement Plan, and the Florida Department of Transportation 2017 State Transportation Improvement Program (STIP).

ZONING:

EU-1 Estates – Single-Family Residential 1 Acre or More and GU – Interim District (See Exhibit D to attached Site Review Committee recommendation).

JUSTIFICATION:

This application is being processed as a Government Facility to allow construction of the transportation facility, which has been identified as a priority need for Miami-Dade County to help mitigate traffic congestion and provide transit alternatives for the public.

PROJECT DESCRIPTION:

Tamiami Station consists of approximately 8 acres and will provide the following amenities:

- Elevated platform for passenger loading and unloading to ensure it can accommodate the Autonomous Rail Rapid Transit (ART) bus:
- Accessible and convenient parking including long-term, shortterm, drop-off/pick-up areas and designated parking for ADA, strollers, and electric vehicles;
- Bus bays and layover bays;
- Continuous weather-protection canopies over loading/unloading bus area:
- Pedestrian canopies from west/east parking lots to bus bay area;
- A break lounge for drivers;
- Ticket vending machines;
- Motorcycle parking areas;
- Bicycle racks;
- Perimeter fencing and/or privacy wall to buffer the residential area to the south;
- Parking lot/site lighting;
- Under canopy lighting; and
- Drought-tolerant landscaping

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DEVELOPMENT:

It is anticipated that construction of the Tamiami Station Park and Ride/Bus Terminal Facility will commence in May 2019 with substantial completion by November 2020.

**FUNDING:** 

The Tamiami Station Park and Ride/Bus Terminal Facility is supported by the following funding sources and respective amounts: Federal Transit Administration - \$4 million dollars; People's Transportation Plan (FY 2017-18) - \$5,935,343 dollars; and FDOT - \$897,640 dollars.

SITE REVIEW COMMITTEE:

The Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Site Review Committee reviewed this project on February 8, 2017 and recommended approval. Subsequently, the Florida Department of Transportation (the owner of record at that time), recorded a covenant (See Exhibit C to attached Site Review Committee recommendation) on June 20, 2017 at the request of the Department of Regulatory and Economic Resources Division of Environmental Resources Management to ensure that hazardous materials are not disposed of, discharged or stored on a portion of the subject property. Miami-Dade County currently owns the Tamiami Station property.

Subsequently to the 2017 analysis, the Committee reviewed a revised site plan in January 2018 showing the potential for Autonomous Rail Rapid Transit (ART) for Tamiami Station (See Exhibit B to attached Site Review Committee recommendation). ART is the world's first driverless transit system, being tested in China. The Committee has **no objections** to the site plan (SR 836 Express Bus Service – Park and Ride/Bus Terminal).

**PUBLIC HEARING:** 

Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a government facility in the unincorporated areas of Miami-Dade County, a favorable public hearing before the Board is required. The Board may only authorize the use, construction and operation of such facilities in any zoning district after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding properties. The attached report from the Miami-Dade County Site Review Committee addresses these factors. Additionally, the DTPW conducted a project presentation at a public information meeting for Tamiami Station held on August 8, 2017 at Belen Jesuit Preparatory School.

REVIEWER:

Gilberto Blanco, Supervisor

Honorable Chairman Esteban L. Bovo, Jr. and Members, Board of County Commissioners Page 4

**DELEGATED AUTHORITY:** 

This resolution approves the Government Facility process for the construction of the Tamiami Station Park and Ride/Bus Terminal Facility.

Jack Osterholt Deputy Mayor

Attachments:

Site Review Committee Recommendation with Exhibits



Date:

March 20, 2018

To:

Honorable Carlos A. Gimenez

Mayor

From:

Miami-Dade County Site Review Committee

Subject:

Governmental Facilities Hearing Application

GF17-01 Department of Transportation and Public Works Park and Ride/Bus

Terminal Facility (Tamiami Station)

#### RECOMMENDATION

It is recommended that the Board of County Commissioners approve the attached resolution approving the development of the Department of Transportation and Public Works Park and Ride/Bus Terminal Facility ("Tamiami Station"), in compliance with Section 33-303 of the Code of Miami-Dade County. This item was prepared by the Department of Regulatory and Economic Resources (RER) at the request of the Department of Transportation and Public Works (DTPW). The Miami-Dade Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the facility, its impact upon the surrounding community, and other similar considerations. The committee reviewed the application on February 8, 2017 and **recommends approval** of the Facility. Subsequently, the Committee reviewed a revised site plan showing Autonomous Rail Rapid Transit (AART), the world's first driverless transit system that uses sensors to move along the road; the Committee has **no objections**.

#### STAFF REPORTS

#### **Department of Regulatory and Economic Resources**

#### **Metropolitan Planning Division:**

#### Comprehensive Development Master Plan (CDMP)

The Miami-Dade County Department of Transportation and Public Works proposes to construct a new Park and Ride/Bus Terminal Facility on the southwest corner of SW 8 Street and SW 147 Avenue to support the planned State Road 836 Express Bus Service and other planned Express Bus routes. The Planning Division has reviewed the above-referenced Government Facilities application for consistency with the Comprehensive Development Master Plan (CDMP) and we offer the following comments:

#### Background:

The Miami-Dade County Department of Transportation and Public Works (DTPW) has identified an approximately eight (8) acre lot, located at the southwest corner of SW 8 Street and SW 147 Avenue, as the location for a new Park and Ride/Bus Terminal Facility, known as Tamiami Station. The proposed Tamiami Station will support the planned SR 836 Express Bus Service and other planned Express Bus routes, and will serve as a terminus for local bus routes serving western Miami-Dade County. The Tamiami Station will also serve as an integral component of the East-West corridor, and will provide premium transit

connections between western portions of Miami-Dade County to downtown Miami. The station will include: more than 450 parking spaces, bus bays and layover bays, a continuous pedestrian canopy over bus loading and unloading areas, a driver's break room, ticket vending machines, motorcycle parking, bicycle racks, perimeter fencing/privacy wall for the residential area to the south, and drought-tolerant landscaping.

Existing Use: Undeveloped (Business and Office)

Proposed Use: Park and Ride/Bus Terminal Facility

CDMP Land Use Designation: Business and Office

Zoning: EU-1 (Estates, Residential) and GU (Interim)

Existing Use of surrounding properties: North: Undeveloped

South: Single-family residential (townhomes)

East: Commercial

West: Single-family residential (townhomes)

#### CDMP Analysis/Recommendations:

The Adopted 2020 and 2030 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property as "Business and Office." Areas designated Business and Office accommodate the full range of sales and service activities including: retail, wholesale, commercial and professional office, hotels, hospitals, entertainment and cultural facilities, and telecommunication facilities (CDMP Page I-40). The CDMP does not discuss the placement of park-and-ride facilities within Business and Office-designated areas. However, the Transportation Element of the CDMP, Mass Transit Subelement, does identify the proposed SR 836 Express Enhanced Bus service and other premium transit corridors (CDMP Page II-37: Nos. 5, 6 and 8; Page II-41, Figure 3). The Mass Transit Sub-element also provides the following:

Objective MT-4: Provide convenient, accessible, affordable, and safe mass transit services and facilities (Page II-33);

Policy MT-8A: Miami-Dade County shall enhance transit facilities to ease transfer with other modes (e.g.: park-ride garages and lots with short-term and long-term parking; kiss-and-ride areas, ride-sharing priority parking spaces for carpool and vanpool, motorcycle/scooter parking, bicycle lockers and racks, covered pedestrian walkways, taxi and jitney stands)(CDMP Page II-35); and

Policy MT-8D: Miami-Dade County shall continue its efforts to provide parking facilities for premium bus rapid transit routes including express and limited stop services to major activity centers and the rapid transit system, and for local bus services (CDMP Page II-35).

Based upon a review of the information provided, the uses described in the application for the subject Governmental Facility by the Department of Transportation and Public Works and the CDMP Goals, Objectives and Policies, this Division finds the proposed Tamiami Trail Park and Ride/Bus Terminal Facility to be **consistent** with the CDMP.



#### **Development Services Division:**

#### 1. Background:

The DTPW has identified a need to construct Tamiami Station in order to provide a hub or stop for several local bus routes serving western parts of Miami-Dade County. Tamiami Station is intended to serve as an integral component of the East-West corridor and provide premium transit connections between the western portions of Miami-Dade County and downtown Miami. The proposed Tamiami Station is included in the Transportation Planning Organization's 2040 Long Range Transportation Plan and 2017 Transportation Improvement Plan and the Florida Department of Transportation's 2017 State Transportation Improvement Program (STIP).

The DTPW conducted a project presentation at a public information meeting for Tamiami Station held on August 8, 2017 at Belen Jesuit Preparatory School.

#### 2. Project Description:

Tamiami Station will be developed on an approximately 8-acre site and will offer the following services and amenities:

- Elevated platform for passenger loading and unloading to ensure it can accommodate the Autonomous Rail Rapid Transit (ART) bus;
- Accessible and convenient parking including long-term, short-term, drop-off/pick-up areas and designated parking for ADA, strollers, and electric vehicles;
- Bus bays and layover bays;
- Continuous canopies over loading/unloading bus area;
- Pedestrian canopies from west/east parking lots to bus bay area;
- A break lounge for drivers;
- Ticket vending machines;
- Motorcycle parking areas;
- Bicycle racks;
- Perimeter fencing and/or privacy wall to visually buffer the residential area to the south;
- Parking lot/site lighting;
- Under canopy lighting; and
- Drought-tolerant landscaping

NEIGHBORHOOD CHARACTERISTICS								
	Zoning and Existing Use	<b>Land Use Designation</b>						
Subject Property	EU-1–1 Estates Family 1 Acre Gross and GU – Interim District; vacant land	Business and Office						
North	GU; Vacant land	Transportation (ROW, Rail, Metrorail, etc.) and Open Land						
South	RU-3M–Minimum Apt. House 12.9 per net acre; Townhomes	Low Density Residential (2.5 to 6 DU/Ac)						
East	BU-1A–Business Limited; commercial, retail	Business and Office						



West	RU-3M- Minimum Apt. House	Low Density Residential (2.5 to 6
W.	12.9 per net acre; Townhomes	DU/Ac)

The **Development Services Division** recommends approval of this application. The proposed Tamiami Station will provide transit services and amenities for the convenience of area residents and mitigate traffic congestion. The station will be fitted with perimeter fencing and landscaping to visually lessen its impact on surrounding uses. As such, the application is recommended for approval subject to the following conditions:

#### 3. Conditions:

- a. The Tamiami Station site plan shall be submitted to the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit.
- b. That in the approval of the application at the time of permitting, the site plan considered shall be basically in accordance with that submitted for the hearing entitled, "SR 836 Express Bus Service-Park and Ride/Bus Terminal."
- c. That the applicant shall comply with all applicable conditions and requirements of the Site Review Committee provided herein.
- d. That the applicant submit to the Department of Regulatory and Economic Resources or its successor Department for its review and approval a landscaping plan which indicates the type of plant material and size, prior to the issuance of a building permit, and to be installed prior to issuance of a Certificate of Use.
- e. That the proposed development shall have a LEED (Leadership in Energy and Environmental Design) certified rating or similar organization as provided in Chapter 9 Article III Sustainable Buildings Program of the Code of Miami-Dade County.
- f. Pursuant to DERM's Memorandum, the applicant proffered a covenant running with the land in a form acceptable to Miami-Dade County, as required by Section 24-43(5)(d) of the Code, stating that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored in the subject property.

#### 4. Platting and Traffic Review Section:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has the following comments.

Ensure, via autoturn, adequate turning area and by-pass area is provided for the "new" design vehicle.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

#### 5. Environmental Resources Management Division:

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). Accordingly, DERM offers the following comments:

#### Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by Section 24-43(5)(d) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

#### Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

An Environmental Resources Permit from the South Florida Water Management District (1-800-432-2045) shall be required for the construction and operation of the required surface water management system. It is the applicant's responsibility to contact the above mentioned agency for further information regarding permitting procedures and requirements.

The proposed property is located within the Bird Drive Basin; therefore, the development must comply with the Cut & Fill requirements.

The review of the above noted plans shall not constitute DERM approval of the paving and drainage plans included in this application. The paving and drainage plans will need to be reviewed and approved by the RER Environmental Plan Review Office.

#### Wetlands

The subject property is located within the Bird Drive Wetland Basin, and contains wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV permit and compliance with the Bird Drive Everglades Basin Ordinance, including plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work occurs on the subject property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project.

DERM has no objection to this application provided the applicant acquires all permits prior to the initiation of any work on the subject property. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biologic resources. Specifically, Section 24-48.3(5)(b) of the Code requires that all tree islands shall be preserved within the Bird Drive Everglades Wetland Basin. If a tree island is determined to exist on the property, the site plans must be changed to indicate the preservation of the tree island and a suitable amount of buffer to the development.

Please contact the Coastal and Wetland Resources Section at (305) 372-6585 for additional information concerning requirements pertaining to the Miami-Dade County Class IV permit.

The applicant is advised that permits from the Army Corps of Engineers (305) 526-7181, the Florida Department of Environmental Protection (561) 681-6600 and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

#### Tree Preservation

The subject property revealed the presence of tree resources and contains wetlands. Please be advised that tree resources that lie within wetlands areas will be regulated through a Class IV Wetlands Permit; however, any tree resources within areas not designated as wetlands will require a Miami-Dade County Tree Removal Permit prior to removal and/or relocation.

Finally, in accordance with the Code and CON-8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

#### **Enforcement History**

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

A concurrency review has been conducted for this application and it has determined that same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

#### **Department of Transportation and Public Works**

#### Roadway Engineering and Right-of-Way Division:

The Department of Transportation and Public Works (DTPW), Roadway Engineering and Right-of-Way Division has reviewed the subject application and provides the following comments:

#### Highway Planning Section

Currently, DTPW has no proposed roadway project adjacent to the subject site in the 2017 Transportation Improvement Program (TIP), nor in the 2040 Long Range Transportation Plan (LRTP).

Please be advised that SW 8 Street (SR 90) is part of the State Highway System. Contact Ali Al-Said, P.E., District Permits Engineer, Florida Department of Transportation, at (305) 470-5367, for information regarding permitting requirements.

Please be advised that a DTPW permit will be required for this project. Contact DTPW Permit Section, at (305) 375-2142, for more information.

Should you have any questions, please contact Javier Heredia, P.E., Section Head, Highway Planning, at (305) 375-1901.

#### **Traffic Engineering Division:**

As a result of our initial review, the Department of Transportation and Public Works (DTPW) Traffic Engineering Division (TED) **does not oppose** your application. Our division will coordinate any traffic operation outstanding comments for offsite improvements at the time of plat.

Should you have any questions or need additional information, please contact our office at (305) 375-2030.

#### Miami-Dade Fire Rescue Department

According to the Governmental Facilities application executed on January 30, 2017, the Miami-Dade County Department of Transportation and Public Works (DTPW) is seeking to construct a park-and-ride/bus terminal facility ("the Facility") on property currently owned by the Florida Department of Transportation (FDOT) located on the southwest corner of SW 8 Street and SW 147 Avenue in Miami-Dade County, Florida.

The proposed Facility is intended to support the SR 836 Express Bus Service and other planned Express Bus routes. Additionally, the Facility will also serve as a potential terminus for several local bus routes serving western portions of the County.

The Miami-Dade Fire Rescue Department (MDFR) recognizes that there are very few major east-west arterials that provide connectivity from the residential areas to the employment centers and downtown Miami. Most of the current arterials experience heavy congestion during peak times which result in significant delays. MDFR believes that the proposed Facility will enhance mobility and support multimodal modes of transportation. Furthermore, it will serve as a transit hub for the SR 836 Express Bus Service as well as the other planned routes including a future east-west commuter rail service.

The Facility will be served by Station No. 61 (Trail) located at 15155 SW 10 Street and Station No. 58 located at 12700 SW 6 Street. Station No. 61 is equipped with an Engine totaling four (4) firefighter/paramedics 24 hours a day, seven days a week and Station No. 58 is equipped with a Rescue and Engine totaling seven (7) firefighter/paramedics 24 hours a day, seven days a week. Each station is capable of providing the Facility with adequate fire protection and emergency medical services in an efficient and effective manner.

Fire Engineering and Water Supply Bureau reviewed and **approved** the site plan entitled "SR 836 Express Bus Service-Park & Ride/Bus Terminal" as prepared by BND Engineers, Inc.

The Miami-Dade Fire Rescue Department (MDFR) has **no objections** to the Facility and believes it will serve as an integral component of the east-west corridor by providing premium transit connection between western portions of the County, the Miami Intermodal Center (MIC) and downtown Miami.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

Miami-Dade Water & Sewer Department

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below is preliminary and it does not affect the Zoning Process.

Application Name: Tamiami Station Park and Ride/Bus Terminal Facility

<u>Location</u>: The proposed project will be located at the southwest corner/quadrant of SW 8<sup>th</sup> Street and SW 147<sup>th</sup> Avenue with Folio 30-4904-000-0071, in unincorporated Miami-Dade County and within 130 feet of the Urban Development Boundary (UDB) along SW 8<sup>th</sup> Street.

<u>Proposed Development</u>: Per application, "the proposed facility will be a DTPW Park & Ride/Bus Terminal Facility (Tamiami Station) that will be used to support the SR 836 Express Bus Service and other planned Express Bus Routes. The proposed Tamiami Station will also serve as a potential terminus for several local bus routes serving western portions of the County." The proposed Driver's Break Lounge building will have approximately 1,350 sq. ft.

The estimated water demand for the proposed project will be 68 (gpd).

<u>Water:</u> The subject project is located within a WASD service area. The source of water for the project is the Alexander Orr Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2A(1) of the County's Comprehensive Development Master Plan (CDMP).

A WASD Agreement No. 23738 was offered to the developer on December 20, 2017 and points of connection dated November 27, 2017, and as per the Development Committee Resolution, the developer shall connect to an existing 16-inch water main in SW 147<sup>th</sup> Avenue abutting the eastern boundary of the property to provide water service to the proposed development. Any public water main extension within the property must be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension then, the water system must be looped with 2 points of connection.

A Water Supply Certification (WSC) letter was issued on December 20, 2017 through Agreement No. 23738. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to http://www.miamidade.gov/water/water-supply-certification.asp

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 and 18-A and 18-B of the Miami-Dade County Code and consistent with Policies WS-5E and WS-5F of the CDMP, respectively.

For more information about our Water Conservation Program please go to <a href="http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf">http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf</a>

For more information concerning the Water-Use Efficiency Standards Manual please go to http://www.miami-dade.gov/conservation/library/WUE standards manual final.pdf

<u>Sewer</u>: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2A(2) of the CDMP.

As per points of connection dated November 27, 2017, the developer shall connect to any of the following gravity sewers.

- An existing 8-inch gravity sewer in SW 147<sup>th</sup> Avenue partially abutting the eastern boundary of the property.
- An existing 8-inch gravity sewer (ES 7904-4 No. 96) in SW 147<sup>th</sup> Court N/O SW 9<sup>th</sup> Terrace and extend the same (8-inch gravity sewer) at Full Depth Northerly in SW 147<sup>th</sup> Court within the property, in an access easement and/or public R/W, to a point as required to provide service to the proposed development.

If the UNITY OF TITLE does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) 1207 or PS 1214 depending on which of the two options referenced above the developer connects. Both pump stations are in OK Moratorium Code Status. The projected sanitary sewer flows from this development will increase the NAPOT operating hours from 2.95 hrs. to 2.95 hrs. for PS 1207, and from 1.95 hrs. to 1.95 hrs. for PS 1214.

WASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with Policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the County's sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgements, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case no. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters must be obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

Should you have any questions, please call Maria A. Valdes, Chief, at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

#### **Internal Services Department**

Internal Services Department (ISD) takes **no exceptions** to the further development of the above mentioned Government Facility application and recommends consideration and integration of the following items:

- 1. R-1200-05 / I/O 8-8 Sustainable Buildings Program LEED Certification "Silver" (New Construction) or "Certified" (Renovations).
- 2. R-1101-15 EV Charging Stations Quantity of proposed charging stations, provisions for employees with EV, types of charging stations and duration, free or paid charging to promote user turn-over and provisions for future increase in quantities required.
- 3. R-451-14 Sea Level Rise Proposed finished floor elevations and parking lot elevations should consider the requirements of Resolution R-451-14. It is the policy of Miami-Dade County that all County infrastructure projects, including but not limited to County building elevation projects, County installation of mechanical and electrical systems, County infrastructure modifications, and County infrastructure renovations ... "shall consider sea level rise projections and potential impacts as best estimated at the time of the project, using the regionally consistent unified sea level rise projections, during all project phases including but not limited to planning, design, and construction, in order to ensure that infrastructure projects will function properly for fifty (50) years or the design life of the project, whichever is greater". Contact Ms. Katherine Hagemann, Resiliency Program Manager, RER at 305-375-2816 for evaluation and further discussion of any applicable requirements.
- 4. R-63-16 Designated Parking Program for Veterans Follow recommendations outlined in the report.

Should you have any questions regarding this notification, please contact Frank Suarez at (305) 375-1112.

### Transportation Section of the Department of Transportation and Public Works

#### **Project Description**

The Miami-Dade Department of Transportation and Public Works (DTPW) is seeking approval for a Governmental Facilities Hearing in order to construct a park-and-ride/transit terminal facility with approximately 493 parking spaces on a 7.98-acre site located on the southwest quadrant of the SW 147<sup>th</sup> Avenue and SW 8<sup>th</sup> Street intersection. The proposed park-and-ride/transit terminal facility will provide:

- Organized, safe, accessible and convenient parking including long term, short term, drop-off/pick-up areas, and designated parking for ADA, strollers, and electric vehicles;
- Bus bays and layover bays;
- · Continuous canopies over loading/unloading bus area;
- · Pedestrian canopies from west/east parking lots to bus area;
- A driver's break lounge;
- · Ticket vending machines;
- · Motorcycle parking areas;
- · Bicycle racks;
- Perimeter fencing/privacy wall to buffer the residential area to the south;
- Parking lot/site lighting;
- Under canopy lighting;
- Drought-tolerant landscaping

#### **Current Transit Service**

There is no direct County transit service within the area provided by DTPW. The nearest Metrobus Routes, which currently provide service roughly 1.5 miles from the proposed site, include Routes 40, 51, and 137 (West Dade Connection). The service headways (in minutes) for these routes are provided in the table below.

		DTPWT	<u>amiami S</u>	<u>Station</u>	17 -00000			
	V				Proximity to			
Route	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight (OVN)	Saturday	Sunday	Tamiami Station (miles)	Type of Service
40	20	60	40	n∕a	n/a	n/a	1.5	L/F
51 (Flagler MAX)	15	30	30	n/a	n/a	n/a	1.5	E/F
137 (West Dade Connection)	30	45	60	n/a	40	45	1.5	L/F
Notes:	L means Metrobus loce F means Metrobus feed E means Metrobus Exp	der service lo M		ail		baseo	l an December 201	5 Line-Up

#### Future Transportation/Transit Improvements

The Tamiami Station is listed in the Miami-Dade County Transportation Planning Organization's (TPO) adopted 2040 Long Range Transportation Plan (LRTP) as a Priority I project with funding for construction in 2015-2020. This project is also listed in the TPO's adopted 2017 Transportation Improvement Program (TIP) with funding allocated in 2016-2017.

The 2017 Transit Development Plan (TDP) lists the Tamiami Station in Table 6-3 Funded Transit Projects FY 2018-2027 with completion scheduled for 2020.

In addition, the table below lists existing and future bus routes that will serve the Tamiami Station.

(focated at the southwest quandrant of the SW 147th Ave. and SW 8th St. intersection)

Route	Bus Service Type	Notes Notes				
8	Local	Existing local bus service				
24	Local	Existing local bus service				
40	Local	Existing local bus service				
51 (Flagler MAX)	Limited Stop	Existing limited stop bus service				
SR 836 Express - Line A (future service)	Express	Express from the Tamiami Station (SW 147 Ave and SW 8 Street) to the Miami Intermodal Center (MIC) via SR 836				
SW 137 Avenue Enhanced Bus Service (future service)	Enhanced	Provide premium limited-stop transit service along SW 137 Avenue from the Tamiami Park-and-Ride Terminal to Caribbean Blvd/US-1				
Flagler Corridor BRT* (future service)	Bus Rapid Transit	BRT service from the Tamiami Station to the Downtown Intermodal Terminal via SW 8 Street, SW 107 Avenue, and W Flagler Street				

<sup>\* -</sup> the Flagler Corridor BRT, once implemented, will replace the 51 Flagler MAX service

#### **DTPW Comments/Recommendations**

This project is an integral component of the East-West corridor which connects the largest employment areas of Miami-Dade County (Florida International University, Doral, Miami Health District, Downtown Miami and Brickell). The proposed park-and-ride/transit terminal facility is conveniently located adjacent to residential areas in western Miami-Dade County. This project will provide a much needed transit terminal facility and offer a viable transportation alternative for the potential transit riders from adjacent residential areas.

Most, if not all, of the few major east-west arterials near the proposed park and ride facility, experience heavy congestion during the peak periods with significant delays. In order to enhance mobility by expanding multimodal transportation options, DTPW has identified the need for this proposed park-and-ride/bus terminal facility which will serve as a termini to support the planned SR 836 Express Bus Service as well as other existing local bus routes. It is anticipated that the SR 836 Express Bus Service will alleviate some of the heavy congestion on SR 836 especially during rush hour in peak direction, as well as some of the congestion on the local major arterials.

The Tamiami Station Park-and-Ride/Bus Terminal Facility will provide organized, safe, accessible and convenient parking for transit patrons and will greatly enhance transit services in the area.

Based on the information presented, DTPW has no objections to this application.

#### **Miami-Dade Aviation Department**

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has reviewed the feasibility of a proposed park and ride bus terminal at Tamiami Station to be located at the SW corner of SW 8<sup>th</sup> Street and SW 147<sup>th</sup> Avenue in Miami-Dade County.

Based upon our review of the information provided to us, MDAD **does not object** to the proposed Tamiami Station Park and Ride Bus Terminal Facility, provided there are no conflicts with applicable federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to Airport Zoning.

#### **Department of Cultural Affairs**

The Miami-Dade County Department of Cultural Affairs (CUA) has reviewed the application from the Department of Transportation and Public Works, for the SR 836 Express Bus Service – Tamiami Station Park & Ride/Bus Terminal Facility (GF 17-01). With regard to the applicability of the Art in Public Places requirement, CUA offers the following comments in accordance with Section 1/Section 2-11.15(2)(a), of the Miami-Dade County Code:

The Art in Public Places Ordinance of the Miami-Dade County Code is a requirement for this project.

In regard to Art in Public Places, the Miami-Dade County Department of Cultural Affairs has **no objections** to this application provided that the project complies with the Art in Public Places Ordinance. The project team must contact Art in Public Places for ordinance implementation.

For additional information, please contact Carolina Alfonso, Construction Projects Manager, at carana@miamidade.gov or 305-375-3671.

#### **APPLICATION GF17-01**

# DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS PARK & RIDE BUS TERMINAL - TAMIAMI STATION

Alice Bravo, P.E., Director Department of Transportation and Public Works Nathan Rogon, Assistant Director
Development Services Division of the
Department of Regulatory and Economic
Resources

Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Lee Hefty, Assistant Director Environmental Resources Management Division of the Department of Regulatory and Economic Resources

Jose A. Ramos, R.A.

Div. Director Aviation Planning

Aviation Department

Lester Sola, Director

Miami-Dade Water and Sewer

Department

Michael Spring Director
Cultural Affairs Department

Tara C. Smith, Director Internal Services Department

\* Incorporating edits as described in attached 7/27/17 memo.

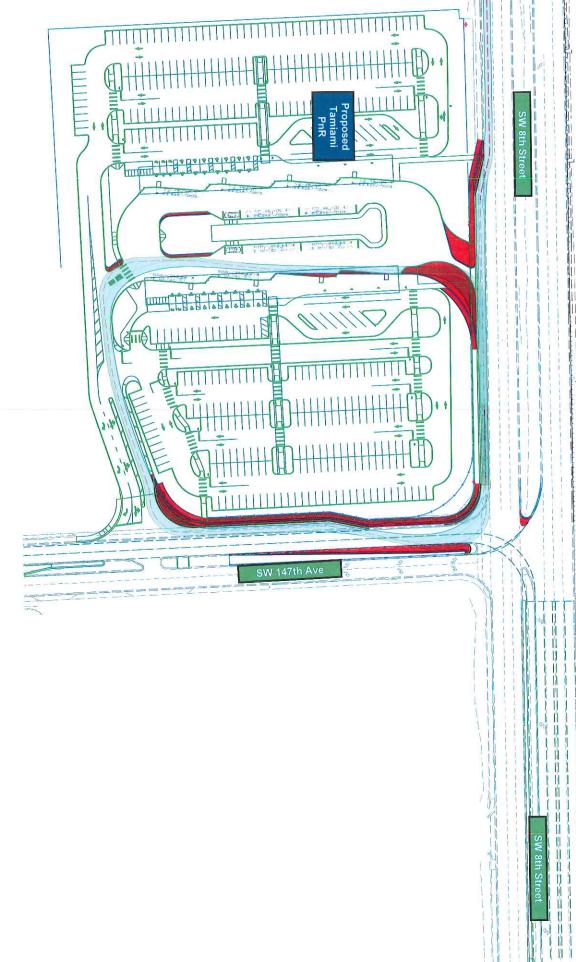
#### Exhibit "A"

#### LEGAL DESCRIPTION

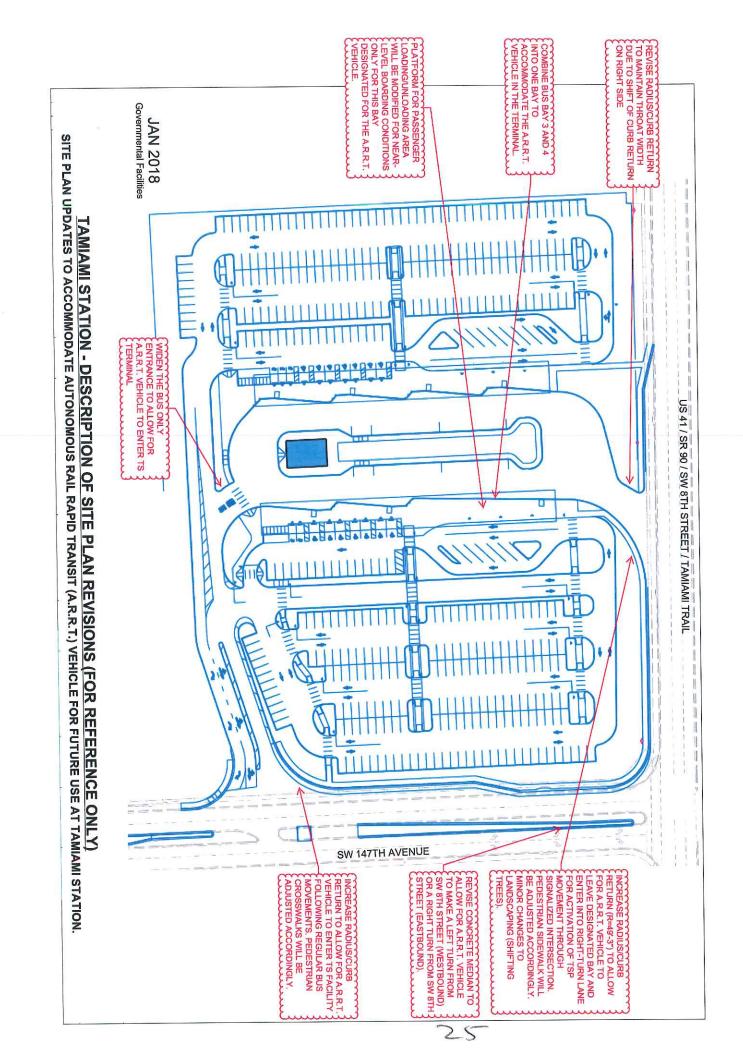
A Parcel of Land in Section 4, Township 54 South, Range 39 East, lying and being in Miami-Dade County, Florida, More particularly described as follows:

Commence at the S.E. Corner of Section 4, Township 54 South, RANGE 39 East, Thence, along the East line of said Section 4, with a bearing of N02°12′00″W, for 659.67 feet; Thence S87°44′49″W, for 40.00 feet to the Point of Beginning; Thence S87°44′49″E, for 655.52 feet; Thence N02°12′00″W, for 542.85 feet; Thence N89°43′20″E, for 631.61 feet to the point of curvature of a curve concave to the Southwest, said curve having a radius of 25 feet, thence along the arc of said curve to the right, an arc length of 38.43 through a central angle of 88°04′40″ to a point of tangency; Thence S02°12′00″E, for 496.07 feet, to the Point of Beginning.

23



Feet



LANDSCAPE AND

SITE FURNITURE NOTES

AND LANDSCAPE CALCULATIONS:

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- 13. ALL TREE PITS SWALL BE EXCHANTED TO SIZE AND BETTH IN ACCORDANCE WITH THE PLOSIDA GRADES AS STANDARDS TOR AMERIEN STOCK, UNLESS SOMM OTHERWARD ON THE COMMENS, AND BUCKFILLED WITH THE SPECIFED PARTING SOLD. THE LANGSCOPE CONTRICTOR SAULTED FLAL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER TRANSMER PRECOLATION IS ANALYBEE.
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- THE LANGSCAPE CONTRACTOR SHALL ENSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAININGE PATTERNS.

# **JAN 2018**

Governmental Facilities

Date App.

Designed by
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Deam by
LJOHNSON
Declared by
C.PUCH
DRAWING SCALE
AS SHOWN

VIAMI-DADE

CONTRACTOR SHALL ENSURE THAT THERE ARE NO VISUAL DESTRUCTIONS TO VEHICLE LINES OF SIGHT AND TRAFFIC CONTROLS. CONTRACTOR SHALL FIELD ADJUST TREE AND/OR LINES SHRUB LOCATIONS TO ANOIL J THE LANDSCAPE ARCHITECT OR DWIRER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPENATIONS, TO RESCENT ANY AND ALL HIGHS AND MATERALS HEACH, IN HIS DEVINON, DO NOT MEET WITH THE REQUIREMENTS OF THESE SPECIFICATIONS. AL FIAN MILEM SML EGRUED FLORID, NO. 1 OF BETER AS QUILLED UNDER GRUES AND STANDARS OR MESSES STOCK, PART I AND IL, FUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREIGN. TREES SHALL BE MANTANED BY THE DINNER TO AVOID PUTURE SUCH DESTRUCTIONS BY PRUMING TREES AND/OR SHRIUBS AS NECESSARY UTILIZING HORTICULTURALLY SOUND TECHNIQUES. The language contractor shall review architectura/Engneering plans and become thoroughly familiar with subface and subsubface utilities.

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27. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REJOVAL RELOCATION, AND/OR INSTALLATION WORK.

28. CONTRACTOR SHALL REPUCE (BY EQUAL SZE AKO QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED. OR DIMAGED BY PLANT REMONAL, RELOCATION, AND/OR: INSTALLATION WORK.

THE LANDSCHEE CONTRACTOR SHALL FRUNE, SHAPE AND REMOVE DEVO FOLNOS/LAMBS FROM EXISTING FLANT MATERIAL REJAINS, CONFIRM WITH THE LANDSCHEE ARCHITECT OR CONNER THE EXTENT OF WORK REQUIRED AT TIME OF BIDDING,

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AT THE TIME OF THE INSPECTION, IF ALL OF THE MATERIALS ARE ACCEPTIBLE, A WRITTEN NOTICE WILL BE CHEN BY THE LANDSCAPE ARCHITECT OR OWNER TO THE LANDSCAPE CONTRACTOR STATING THE DATE WHEN THE MAINTENANCE PERIOD BIOS

22. GUARANTEE AND REPLACEMENT:

al replacements shall be playing of the same kind and size as specified on the playit ust. They shall be the responsibility of the landscape contractor.

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C. BIKE RAVC SHALL BE BUA KNOSCHEE FORMIS SERBS. PROMBERCHTED STANKESS STEEL, CHREDIOD. OFFINAL DIMENSIONS: 17728.125727; LANGSCHE FORMIS, WANKLANGSCHEFFORMSCOM, CONTRICT LIUS SALDZING, LIUSSBLANDSCHEFORMSCOM, 258—337—1314. IMMILLANGSCHEFORMSCOM.

354,117 SF EU-1 and GU Interim 73,202 SF

Net Lot Area	35.	354,117 SF	
Think pipers			
Planting Area	73,2	73,202 SF	
tem		Qty Unit Notes	t Notes
Buffers between land uses	uses		
		855 LF	855 linear feet of buffer between land uses
	Shrubs	285 EA	6" ht. wall or 6" ht. shrubs, shrubs shall be 30" min ht, 35" o.c. max OR 36" min. ht and
			48" o.c. max
	Trees	24 EA	24 EA. trees at 35" a.c. max, 10 ht min, in a 5" landscaped strip
Parking lot buffers			
		869 LF	869 linear feet of adjacent parking lots to right-of-ways
	Shrubs	348 EA	all parking lats adjacent to a right-of-way or private street shall be screened by: continuous planting, 18" min. ht, 30" o.c. max. OR 36" min. ht and 48" o.c. max. 3" ht.
Street trees			
	Trees	28 EA	977 linear feet divided by 35' o.c. = 28 trees required
			Grawn in Miami-Dede County, 20' mature ht, 4' dear trunk, 12' ht, 2" min. cal., 35'
			o.c. max
			30% notive min.
			50% low maintenance and drought tolerant min.
			no more than 30% palms
			80% of the trees shall be listed in the Miami-Dade Landscape Manual, Miami-Dade
			Street Tree Master Plan and/or the University of Florida's Law-Maintenace Landscape Plants for South Florida
Parking lot trees			
11 68	Trees	57 EA	Parking lot landscaped area of 4,550 sf divided by 80 sf = 57 trees required
			10' ht min, 2" min. cal. 30% native, 8" ht min, 1.5" min cal.

aped areas in parking lots Landscape 4,550 SF 914 SF Pariting for required landscaped area = 455 parking spaces x 10 sf per parting space 4,550 sf of landscape 80% of the trees shall be listed in the Miami-Dode Londs: Street Tree Moster Plan and/or the University of Florida: Landscape Plants for South Florida 30% native min. 50% law maintenance and drought tolerant min. no more than 30% paims of landscaped area per parking space (455 parking spaces provided) shall be ded in a parking lot with one tree min, per 80 sf of landscaped area. See abov

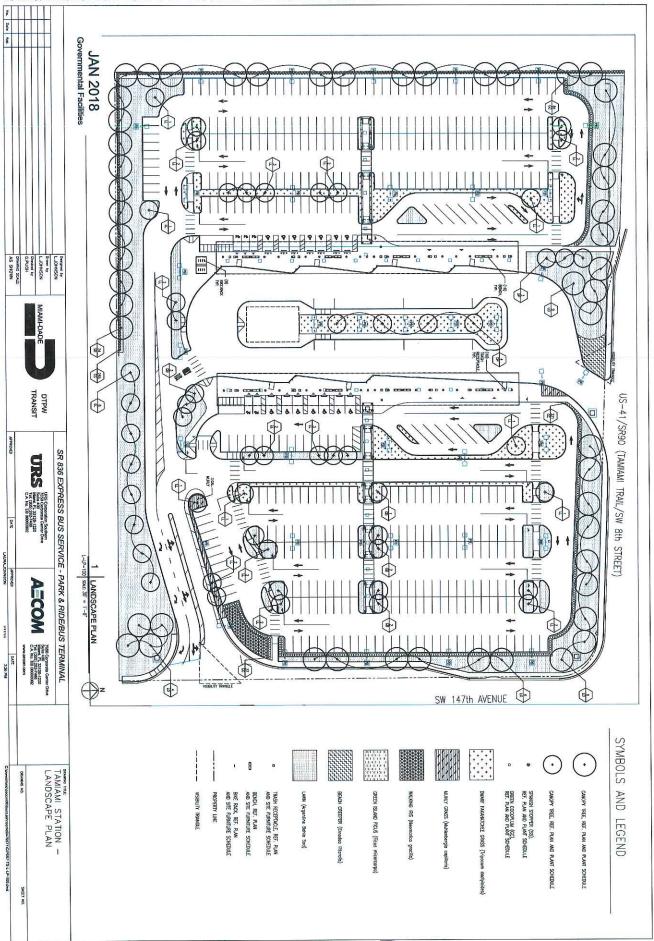
58,294 SF 73,202 st of planting area minus (4,275sf+6,083sf+4,550sf) of shrub areas = 58,294 sf of lawn area ground covers to meet landscaped areas in parking lots. 4,550 sf - 914 sf= 3,636 sf required 3 gallon shrub to meet code of 10 shrubs/tree. 109 total trees x 10 shrubs/tree=105 shrubs. 1090 shrubs minus 633 buffer shrubs=457 shrubs at  $18^{\circ}$  o c=914 sf of 3 gal-shrubs required 354,177 sf x 60% = 212,506 sf.

SR 836 EXPRESS BUS SERVICE - PARK & RIDE/BUS TERMINAL URS Corporation Socialism 7650 Corporation Contact Drive Sales 400 Sales 400 Tel: (205) 2627-486 CA No. E8 000000002 A COM 7650 Corporate Center Suite 400 Miami, FL 33126-1220 Tel: (305) 252-7466 C.A. No. EB 00000002

TAMIAMI STATION -LANDSCAPE AND SITE FURNITURE

NOTES & LANDSCAPE CALCULATIONS

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	JAN 2018 Govemmental Facilities													Đ	0	10	+)	1	<b>(</b>		SYMBOL		
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MIAMI-DADE			Forms Seres, I Azar, Lussou Willandscaff	APE FORMS SER DE POLISHED FI CONTACT: LUIS TORMS COM, 269 RMS.COM	7589 LANDWARK ER WITH LOCK A BU #: 690FG397 WEBSTALIRANISTI	REMARKS			R REVIEW BY LA	H AT ALL PLAN		- F		5 54	3.04	8	8 8	20 04	8	30 CPL		37.6	
JADE			BOLA LANDSCHEE FORMS SERES, POWDERCONED STAMESS STATE, BREDDED, LANDSCHEE FORMS, COMMCT. LIUS SALZAR, LUSSCHARDSCHEEFORMS.COM, 769-337-1314, WWW.LANDSCHEEFORMS.COM	SOCRAITS LANGSCAPE FORMS SERES, COST STONE, FREEZHAUDIG, EEGE POLISHED FINNSH, 3 DWIGERS. LANGSCAPE FERMS, COUNCT: LUIS SLAJZAR, LUISSID, LANGSCAPETORIUS COM, 269-337-1314, WWW. LJANGSCAPETORIUS COM.	RUBBERMUR FC397288 LAVAMARK SERES BLACK SERES SELIATY CONTARES WITH LOCK AND CEAR PANELS (FC3978882A). ITEM #: 600FC39758K MER #: FC397883A. WINNAMESTALIBANISTORECOM			SOUD SOD, CONTRACTOR TO VERSY GTY.	REVIEW BY LANDSCAPE ARCHITECT	12" O.C. NTING BEDS, TIP.	30° O.C.	36" O.C., REF. PLAN.	3	36" O.C. MINC	30" O.C. WAL	2	CAL PRINC 2 MN	CAL TRUNK, 2" MN	SINGLE TRUNK, 2" MIN	SNGLE TRUNK, 2" MIN		REMARKS	
836	TRASH RE			L-DI-100 SOME NILS			Œ.	P	O.C. SPACING	8	° c.	sancing O		L-DT-100 SOME N.T.S.				1/2	TREE HEX			PLANTING PITS PROOR TO PLANTING PITS PITS PITS PITS PITS PITS PITS PITS	
SR 836 EXPRESS BUS SERVICE - PARK & RIDE/BUS TERMINAL  URS SERVICE - PARK & RIDE/BUS TERMINAL  SERVICE	1 RECEPTACLE	SHILD BUCK SEEDS STANKEN / Z. AMM MEESTMEN CESTS SEED STANKEN / Z. AMM MEESTMEN / Z. AM		SALE RES.	PLANT SPACING DETAIL	SHALL BE THREED AT PROPERMENT SHOWN ACCORDANG TO THIS FAMILY SHOULD EXTRA.	SHALL ES MIRROR PROPOSED EN	and a superior of the superior	\/	18" MAL SET BLOCK FOR SHRIBES FROM CLRBSS,	SE FAMILIST FOR (D.C.) SPICING.				TREE PLANTING DETAIL (2" CAL. MIN.)	2017 Q 2012 CE	A SCACA, 30' LEVICH			a	BHCK PRINCE HOSE		PLAN YER OF STADIO



CFN 2017R0346864 OR BK 30579 Pas 2837-2839 (3Pas) RECORDED 06/20/2017 09:24:27 HARVEY RUVIN, CLERK OF COURT MIAMI-DADE COUNTY, FLORIDA

# COVENANT RUNNING WITH THE LAND

## IN FAVOR OF **MIAMI-DADE COUNTY**

Item/Segment No: 2499001 State/Job No.:

87120-2502

State Road No.:

90 (SW 8th Street)

County:

Miami-Dade

Parcel No:

3800

Florida Department of Transportation The undersigned,

being the present owner(s) of the following

described real property (hereinafter called "the Property"):

FOLIO No. 30-4904-000-0071 (DTPW - Tamiami Station Park & Ride)

LEGAL DESCRIPTION: Commence at the SE. Corner of Section 4, Township 54 South, RANGE 39 East, Thence, along the East line of said Section 4, with a bearing of N02\*12'00"W, for 659.67 feet; Thence S87°44'49"W, for 40.00 feet to the Point of Beginning; Thence S87°44'49"E, for 655.52 feet; Thence N02°12'00"W, for 542.85 feet; Thence N89°43'20"E, for 631.61 feet to the point of curvature of a curve concave to the Southwest, said curve having a radius of 25 feet, thence along the arc of said curve to the right, an arc length of 38.43 feet through a central angle of 88"04'40" to a point of tangency; Thence S02°12'00"E, for 496.07 feet to the Point of Beginning.

Southwest quadrant of SW8th Street & SW 147th Avenue

pursuant to Section 24-43(5)(d) of the Code of Miami-Dade County, hereby submit(s) this executed covenant running with the land in favor of Miami-Dade County.

The undersigned agree(s) and covenant(s) to the following:

- 1. Hazardous materials, shall not be used, generated, handled, disposed of, discharged or stored on that portion of the Property within the Northwest Wellfield protection area or within the West Wellfield Interim protection area or within the basic wellfield protection area of any other utility potable water supply well, except that de minimis quantities of hazardous materials (not including hazardous waste) and lubricating oils and hydraulic fluids necessary to the operation of stationary equipment integral to the operation of a building, shall be allowed outside the thirty (30) day travel time of any utility potable water supply well, provided that the use, handling, or storage of said de minimis quantities occur inside a building and provided that said lubricating oils and hydraulic fluids are contained within the closed sealed reservoirs of the stationary equipment; and
- Hazardous wastes shall not be used, generated, handled, disposed of, discharged or stored on that portion of the Property within the Northwest Wellfield protection area, or within the West Wellfield Interim protection area, or within the South Miami Heights Wellfield Complex, or within the average day pumpage wellfield protection area, or within the basic wellfield protection area of any other utility potable water supply well, except that small quantity generators, as defined in Section 24-5 of the Code, of hazardous waste are allowed outside the basic wellfield protection area of a utility potable water supply well (except for utility potable water supply well within the Northwest Wellfield protection area, and the West Wellfield Interim protection area) when the water pollution prevention and abatement measures and practices set forth below have been provided.
  - (i) A monitoring program for the detection of pollution caused or which may be caused by hazardous materials, and
  - (ii) Secondary containment for the storage of fifty-five (55) U.S. gallons or more of hazardous materials, and
  - (iii) Inventory control and record-keeping of hazardous materials, and
  - (iv) Storm water management controls to prevent the introduction of hazardous materials into the storm water collection and discharge system, and
  - (v) Protection and security of facilities utilized for the generation, storage, usage, handling disposal AND COUL discharge of hazardous materials.

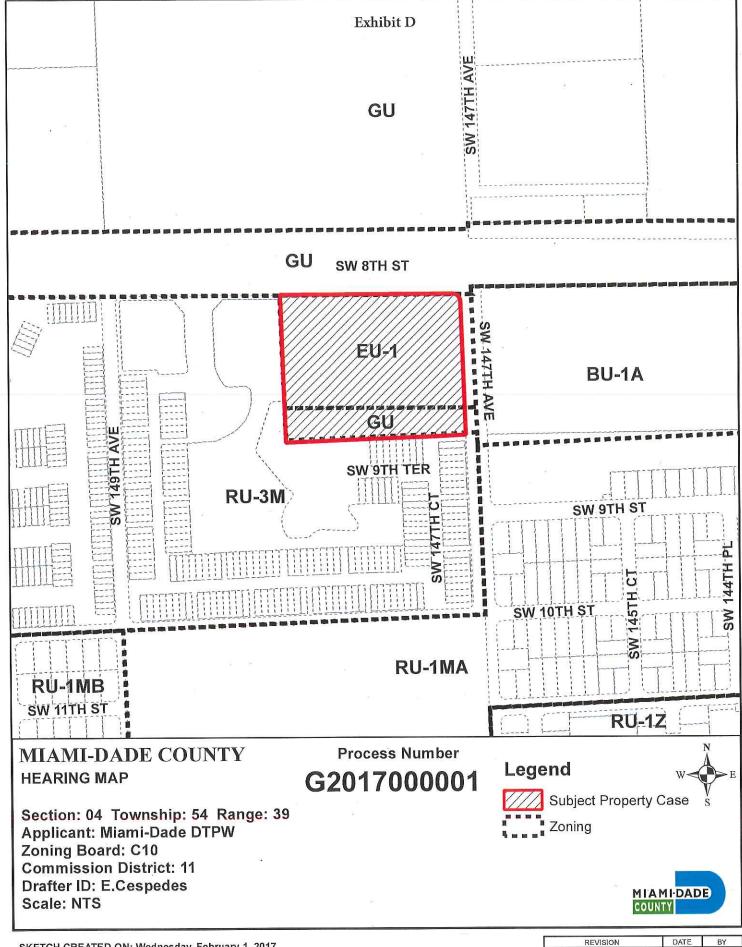
- 3. Fuels, lubricants and other materials required for rockmining operations (lake excavations, concrete batch plants, rock crushing and aggregate plants) within the Northwest Wellfield protection area or within the West Wellfield Interim protection area; electrical transformers and existing land uses required by the Director or the Director's designee to correct violations of this chapter; shall not be prohibited when the following water pollution prevention and abatement measures and practices will be provided:
  - (i) A monitoring program for the detection of pollution caused or which may be caused by hazardous materials, and
  - (ii) Secondary containment for the storage of fifty-five (55) U.S. gallons or more of hazardous materials, and
  - (iii) Inventory control and record-keeping of hazardous materials, and
  - (iv) Storm water management controls to prevent the introduction of hazardous materials into the storm water collection and discharge system, and
  - (v) Protection and security of facilities utilized for the generation, storage, usage, handling, disposal or discharge of hazardous materials.

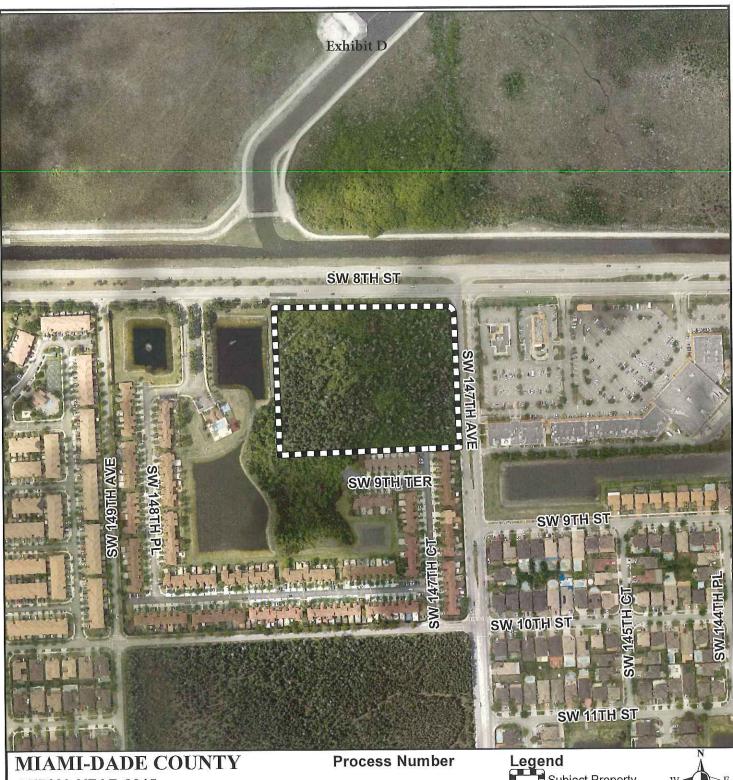
Said water pollution prevention and abatement measures and practices shall be subject to the approval of the Director of the Department of Environmental Resources Management or the Director's designees. However, the water pollution prevention and abatement measures shall not be required for electrical transformers serving residential land uses.

- 4. The use, handling or storage of factory pre-packaged products intended primarily for domestic use or consumption which contain hazardous materials shall not be prohibited, provided however, that:
  - (i) The storage of factory prepackaged products shall only occur within a building; and
  - (ii) The nonresidential land use is an office building use (or equivalent municipal land use) or a business district use (or equivalent municipal land use) engaged exclusively in retail sales of factory prepackaged products intended primarily for domestic use or consumption; and
  - (iii) The nonresidential land use is served or is to be served by utility water and utility sanitary sewers; and
  - (iv) Said building is located more than thirty (30) days travel time from any utility potable water supply well; and
  - (v) Prepackaged products necessary to and used solely for the upkeep and maintenance of the property, including any building or landscape features, personal hygiene products, and office supplies containing hazardous materials shall not be prohibited provided that the storage of factory prepackaged products shall only occur within a building and the nonresidential land use is served or is to be served by utility water and utility sanitary sewers.
- 5. Prior to the entry into a landlord-tenant relationship with respect to the Property, the undersigned agree(s) to notify in writing all proposed tenants of the Property of the existence and contents of this Covenant.
- 6. The undersigned agree(s) and covenant(s) that this Covenant and the provisions contained herein may be enforced by the Director of Environmental Resources Management by temporary, permanent, prohibitory, and mandatory injunctions as well as otherwise provided for by law or ordinance.
- 7. This agreement and Covenant shall be recorded, at the undersigned's expense, in the Public Records of Miami-Dade County, Florida and the provisions hereof shall constitute a Covenant Running with the Land and shall remain in full force and effect and be binding upon the undersigned, their heirs, legal representatives, estates, successors, grantees and assigns.

- 8. This agreement and Covenant shall upon request by the undersigned be released by the Director of the Department of Environmental Resources Management or the Director's designee when the Director or the Director's designee determines that the Property is neither within the Northwest Wellfield protection area nor within the West Wellfield Interim protection area nor within the average day pumpage wellfield protection area, or the outer wellfield protection zone of the Alexander Orr Wellfield, Snapper Creek Wellfield, Southwest Wellfield, South Miami Heights Wellfield Complex, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield, John E.
  - Miami Heights Wellfield Complex, Miami Springs Lower Wellfield, Miami Springs Upper Wellfield, John E. Preston Wellfield or Hialeah Wellfield nor within the basic wellfield protection area of any public utility potable water supply well.
- 9. This Covenant is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Covenant is recorded after which time it shall be extended automatically for successive periods of ten years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the Covenant in whole, or in part, provided that the Covenant has first been modified or released by Miami-Dade County as specified herein.

inst been modified of feleased by Milann-2	rade County as specified herein.
IN WITNESS WHEREOF, the undersigned hav	e caused this Covenant to be executed this day of
WITNESSES: William Sign Vall William Print Jace Willendon Sign Consideration Print Conda Capacila	ENTITY: DUMPS  Sign- Print James Wolfe, P.E.  Title bishict Secretary  Address 1000 NW III Ave  Wignai, FL 33172
The foregoing instrument was acknowledged be:  James Teacher, as District  Florida corporation, on behalf of the corporation as identification and did take	fore me this 15th day of June, 2017, by Secretary of FDOT DISTRICT SIV, a sion. He or she is personally known to me or has produced
Merie A. Llenes NOTARY PUBLIC STATE OF FLORIDA Comm# GG025815 Expires 9/1/2020  THIS INSTRUMENT PREPARED BY:	NOTABY PUBLIC  Sign D. J. LLAND  Print M. LLAND  State of Florida at Large (Seal)  My Commission Expires: 09 /0 /2020  My Commission Expires: 09 /0 /2020  IAIE OF FLORIDA. COUNTY OF DAIX  METALY CERTIFY that this is 8 year year of the finish find in this office on day of the finish find in this office on day of the finish find in this office on day of the finish find in this office on day of the finish find in this office on day of the finish fine of the finish fine of the finish fine of the finish fine of the finish finish fine of the finish finish fine of the finish finish finish fine of the finish fin
	ERIC STRINGER #172204





**AERIAL YEAR 2015** 

G2017000001

Legend Subject Property



Section: 04 Township: 54 Range: 39

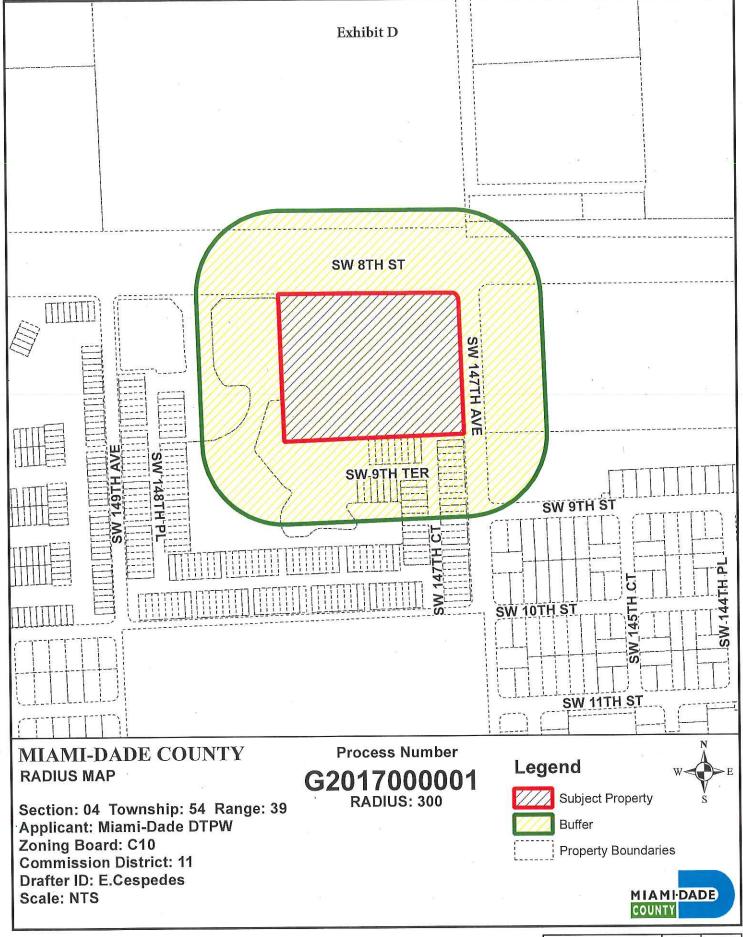
Applicant: Miami-Dade DTPW

Zoning Board: C10 **Commission District: 11 Drafter ID:E.Cespedes** 

Scale: NTS

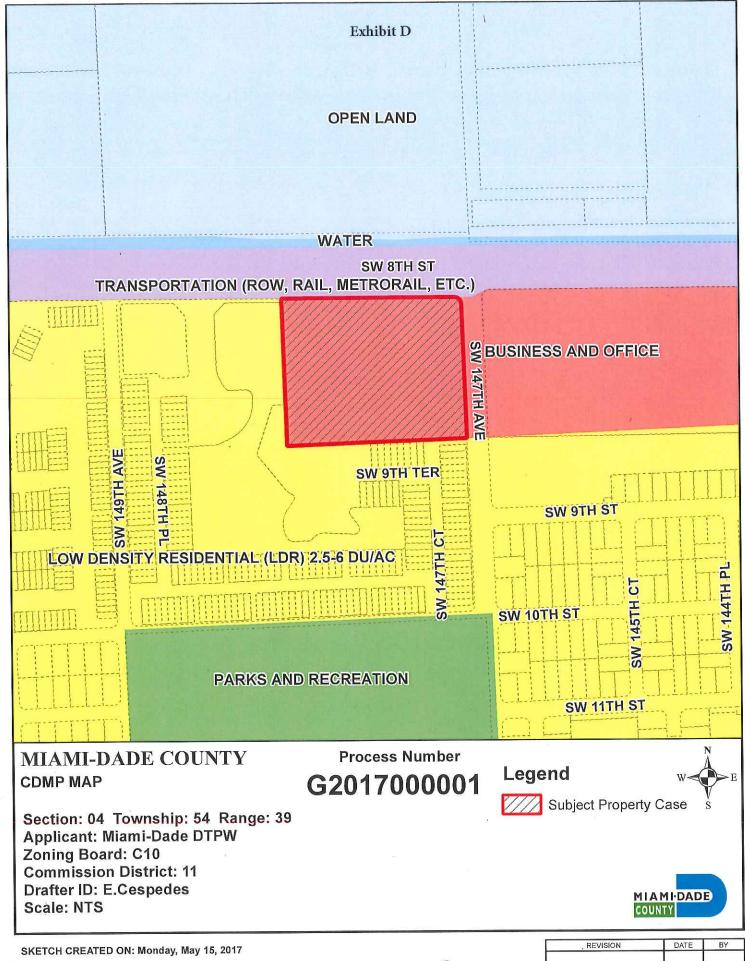


REVISION DATE



SKETCH CREATED ON: Monday, May 15, 2017

REVISION DATE BY



	TO:	Honorable Chairman Esteban L. Bovo, Jr. and Members, Board of County Commissioners	DATE:	March 20, 2018	
	FROM:	Abigail Price-Williams County Attorney	SUBJECT:	Agenda Item No.	5(D)
,	Ple	ease note any items checked.			3 <b>2</b> 3
	·	"3-Day Rule" for committees applicable if ra	ised		
	<del></del>	6 weeks required between first reading and p	oublic hearing	g	
	1	4 weeks notification to municipal officials required hearing	quired prior (	to public	
		Decreases revenues or increases expenditures	s without bal	ancing budget	
		Budget required		c	
		Statement of fiscal impact required			
	·	Statement of social equity required			
		Ordinance creating a new board requires det report for public hearing	tailed County	Mayor's	
	<u></u>	No committee review			
	Special Control of the Control of th	Applicable legislation requires more than a m 3/5's, unanimous) to approve	aajority vote	(i.e., 2/3's,	N•
		Current information regarding funding sour			

Approved	Mayor	Agenda Item No.	5(D)
Veto		3-20-18	
Override			

RESOLUTION NO.	

RESOLUTION APPROVING THE PROPOSED DEVELOPMENT OF A PARK AND RIDE/BUS TERMINAL FACILITY, KNOWN AS TAMIAMI STATION, TO BE LOCATED AT THE SOUTHWEST CORNER OF SW 8 STREET AND SW 147 AVENUE, AS A GOVERNMENT FACILITY IN COMPLIANCE WITH SECTION 33-303 OF THE CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memoranda, copies of which are incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby finds (1) that the proposed plan for the Department of Transportation and Public Works Park and Ride/Bus Terminal Facility (Tamiami Station), more specifically described in attached Exhibits A and B to the attached memoranda, is necessary to support bus routes serving western portions of Miami-Dade County, when considering the Florida Department of Transportation's Declaration of Restrictions (Exhibit C to the attached memoranda) pertaining to the proper handling, discharge and disposal of hazardous materials on the subject site and that (2) such facility will provide for the public health, safety, and welfare of the citizens of Miami-Dade County, Florida, when considering other factors such as the type of function involved, the land use pattern in the area, and the nature of the impact on the surrounding property.

Agenda Item No. 5(D) Page No. 2

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Esteban L. Bovo, Jr., Chairman

Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro

Daniella Levine Cava

Jose "Pepe" Diaz

Sally A. Heyman

Barbara J. Jordan

Joe A. Martinez

Jean Monestime

Dennis C. Moss

Rebeca Sosa

Sen. Javier D. Souto

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 20<sup>th</sup> day of March, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA BY ITS BOARD OF COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:	*	
Dep	uty Clerk	

Approved by County Attorney as to form and legal sufficiency.

SOM

Lauren E. Morse